



The Energy Performance Certificate (EPC) can only be produced by an accredited Domestic Energy Assessor (DEA) or Home Inspector (HI), who is qualified and regulated.

How do you choose an EPC provider? An estate agent may employ a qualified DEA and if not they may suggest you get your EPC from a company they normally use, usually at your expense. You can accept this, or you can instruct your own provider. An EPC provided via the agent is generally more expensive than one you commission independently.

The EPC is to be available within 28 days of marketing your home for sale, and this will shortly be reduced to 7 days; the same applies when you offer a home for rent. Ideally, the EPC should be ready at the start of marketing. To be sure you comply with the law, you'll want reassurance that the EPC you pay for will be provided promptly.

When choosing your own provider, you have two options:

1. **Choose a local DEA** - You deal directly with them. A local DEA will not expect payment until they carry out the survey. They will be very experienced in assessment of building styles and type locally.
2. **Buy off the Internet** – These internet based companies (Panels) take payment, usually in advance. The DEA they instruct may have no experience of local property style and type as they may well travel some distance to carry out the assessment. This can impact on the time they spend at your property obtaining the relevant data and ultimately on the accuracy of the EPC produced.

There are some 'rogue' panels that take payment from you and then do not provide the EPC. Also, some companies fail to pay the DEA that produced your EPC. If you are unlucky enough to fall victim to such a situation, you will need to pay for another energy survey to provide the EPC.

The Institute of Domestic Energy Assessors maintains a list of members in all areas of the country who can provide your EPC. You can find them at;

<http://findadea.whatstheidea.org.uk/>

Buying off the internet. How can you protect yourself?

1. Check that the Company display, on their website, their company name, address & telephone contact numbers – **an e-mail address alone is not satisfactory.**
2. Ask for the Name and Accreditation number of the assessor who will be calling. If they cannot tell you straight away, ask them to call you back when they can. **Do not pay until they can tell you this** – this is your **only** opportunity to check the credentials of the assessor.
3. Check the credentials of the assessor using the Landmark website at <https://www.epcregister.com/searchAssessor.html>
4. Only when you are completely satisfied confirm & pay for your assessment.
5. If paying by credit/debit card use **Paypal** if possible. **Credit Card protection is not available for sums below £100.00. Debit Cards have no protection and you have opened the possibility for further monies to be removed if the site is a 'scam' site.**